



**MADISON COUNTY
SCHOOLS**
MARK OF EXCELLENCE

**476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800**

November 21, 2025

Madison County Board of Supervisors
P.O. Box 404
Canton, MS 39046

RE: Document for December 1, 2025 Board Approval

To Whom It May Concern:

Enclosed please find the following document:

- Notice to Renew Residential Lease to Alvin & Rena Lunsford regarding parts of Lots 11 & 14, Jones Addition subdivision.

It is requested that the Board of Supervisors approve the enclosed documents at the upcoming Board of Supervisors' meeting to be held December 1, 2025.

Please let me know if you need additional information. I can be reached at 601-499-0734 or abrowning@madison-schools.com.

Sincerely,

Ashley Browning
16th Section Land Manager

INDEXING:

125' x 200' lot within Lot 11, 84.2 feet off e/s of Lot 11 and 48.5 feet off w/s of Lot 14
Jones Addition, Town of Flora, Section 16, Township 8 North, Range 1 West
Madison County, Mississippi
Parcel #051E-16B-056

LESSOR:

Madison County Board of Education
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

LESSEE:

Alvin Fredrick Lunsford and
Rena Hamilton Lunsford

Telephone: _____

PREPARED BY:

Madison County School District
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

**NOTICE TO RENEW
RESIDENTIAL LEASE CONTRACT**

This Notice to Renew is made and entered into on the _____ day of _____, 2025, by and between the Madison County, Mississippi, Board of Education Trustees of the Madison County School District 16th Section School Lands Trust ("Lessor") and **Alvin Fredrick Lunsford**, and wife, **Rena Hamilton Lunsford**, ("Lessee") according to the following terms and provisions:

A. Lessor and Lessee executed that certain Residential Lease Contract (the "Lease") for a term of forty years, beginning on the 1st day of December, 1993, and terminating on the 30th day of November, 2033, (the "Primary Term"), covering a parcel of 16th Section Land as described therein which is recorded in the office of the Chancery Clerk of Madison County, Mississippi in **Deed Book 872 at Page 342**, being located in Section 16, Township 8 North, Range 1 West, Madison County, Mississippi, and being more particularly described as:

A lot or parcel of land fronting 125 feet on the North side of Center Street in the Town of Flora, Madison County, Mississippi, further described as: Beginning at the Southwest corner of Lot 11, Jones Addition, as per the official map of the Town of Flora, said corner being 190 feet East of the intersection of the North right-of-way of Center Street with the East right-of-way of First Street; run thence East 125 feet along the North right-of-way line of Center Street; run thence North 200 feet; thence run West 125 feet to the West line of Lot 11; thence run South along said West line of Lot 11, 200 feet to the POINT OF BEGINNING, all of said Lot being within Lot 11 of Jones Addition to the Town of Flora.

ALSO: 48.5 feet off of the West side of Lot 14, and 84.2 feet off of the East side of Lot 11, Jones Addition to the Town of Flora, Madison County, Mississippi, according to a map or plat on record in the office of the Chancery Clerk, Madison County, Mississippi.

B. This Notice to Renew is executed pursuant to Paragraph (1) of the Lease whereby the Lease provided the Lessee with an option to renew the Lease for an additional term of twenty-five (25) years pursuant to Miss. Code Ann. § 29-3-69 (1972) as amended, commencing on the termination date of the Primary Term (the "Initial Termination Date").

C. NOW THEREFORE, the Lessor and Lessee do hereby agree to renew the Lease for an additional term of twenty-five (25) years commencing on the Initial Termination Date; and as a result, **the Lease shall now terminate on the 30th day of April, 2058** (the "Final Termination Date"). Said renewal shall be under the same terms, conditions, and stipulations set forth in the Lease, except the annual rental shall be based upon the fair market value of the subject property, as determined by a qualified appraiser selected by Lessor who performs his or her appraisal not more than twelve (12) months prior to the expiration of the Primary Term.

D. Except as amended by this Notice to Renew, the existing Lease shall stay in full force and effect and under the same terms, conditions, annual rental, and stipulations set forth in the Lease until the Final Termination Date.

The Lease, as amended by this Notice to Renew, is ratified and confirmed as the valid and subsisting agreement of the parties but without waiver of remedies for any presently existing default.

In Witness Whereof, this Notice to Renew is executed by Lessor pursuant to an order entered upon its minutes and is executed by Lessee on the date first stated above.

ESSOR:

**MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION**

By: _____
Ken McCoy, President of the
Board Of Education

By _____
Ted Poore, Superintendent Of
Education

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of _____, 2025, within my jurisdiction, the within named **Ken McCoy** and **Ted Poore** who acknowledged to me that they are President of the Madison County Board of Education and Superintendent of Education, respectively, of the **Madison County School District**, and that for and on behalf of the said Madison County School District, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

LESSEE:

Alvin Fredrick Lunsford

Rena Hamilton Lunsford

STATE OF MISSISSIPPI

COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of _____, 2025, within my jurisdiction, the within named **Alvin Fredrick Lunsford**, and wife, **Rena Hamilton Lunsford**, who acknowledged to me that they executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Reviewed and approved by the Madison County Board of Supervisors, this the ____ day of _____, 2025.

By: _____,
_____, President of the
Board of Supervisors

ATTEST:

Ronny Lott, Clerk

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of _____, 2025, within my jurisdiction, the within named _____, who acknowledged to me that he is President of the **Madison County Board of Supervisors**, and that for and on behalf of the said Madison County Board of Supervisors, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Extension/2025/#204 Lunsford